Karen Johnson Davidson County
Batch# 1018378 DEEDQC
06/23/2023 01:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230623-0048000

This instrument prepared by:
Samuel J. Blanton
TUNE, ENTREKIN & WHITE, P.C.
500 11th Ave. N., Suite 600
Nashville, Tennessee 37203
(615) 244-2770

ERICA GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

AFFIANT

Subscribed and sworn to before me, this 23rd day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 3-6-24

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Number:
M/I Homes of Nashville, LLC		
4131 Worth Ave.	same	06200001200
Columbus, OH 43219		
ATTN: Legal Department		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged **St. Mina Coptic Orthodox Church of Tennessee, a Tennessee non-profit corporation,** hereinafter called Grantor, by these presents does transfer, quitclaim and convey unto **M/I Homes of Nashville, LLC, a Delaware limited liability company** ("Grantee") its successors and assigns, all his right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

LAND LYING ON THE WEST SIDE OF PENNINGTON BEND ROAD NEAR ITS INTERSECTION WITH LOCK 2 ROAD IN THE FIFTEENTH COUNCIL DISTRICT OF METROPOLITAN NASHVILLE DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY VINEYARD HOMES, LLC AS RECORDED IN INSTRUMENT NUMBER 20150515-0044817 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODCTN); ON THE EAST BY PENNINGTON BEND ROAD AND L & Y HOLDINGS, LLC AS RECORDED IN INSTRUMENT NUMBER 20170721-0073925, RODCTN; ON THE SOUTH BY JAMES E. GLEAVES, JR. AS RECORDED IN INSTRUMENT NUMBER 20170331-0031420, RODCTN; AND ON THE WEST BY BRILEY PARKWAY (STATE ROUTE 155) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE WEST RIGHT OF WAY LINE OF PENNINGTON BEND ROAD AND AT THE NORTHWEST CORNER OF L & Y HOLDINGS AND HAVING A STATE PLANE COORDINATE OF NORTH 691,947.7930,

EAST 1,762,770.5386;

THENCE, WITH THE WEST LINE OF L & Y HOLDINGS, S13°53'29"W, A DISTANCE OF 571.05 FEET TO AN IRON PIN WITH A CAP STAMPED "RLS1710" FOUND ON THE NORTH LINE OF JAMES E. GLEAVES, JR.;

THENCE, WITH THE NORTH LINE OF GLEAVES, N75°11'55" W, A DISTANCE OF 340.77 FEET TO AN IRON PIN SET ON THE EAST RIGHT OF WAY LINE OF BRILEY PARKWAY;

THENCE, THE FOLLOWING CALLS WITH THE EAST RIGHT OF WAY LINE OF BRILEY PARKWAY:

N75°08'31"W, A DISTANCE OF 32.90 FEET TO AN IRON PIN SET;
N36°07'53"W, A DISTANCE OF 747.32 FEET TO AN IRON PIN SET AT THE SOUTHEAST CORNER OF VINEYARD FARMS;

THENCE, THE FOLLOWING CALLS WITH THE EAST LINE OF VINEYARD FARMS:
N29°22'40"E, A DISTANCE OF 188.12 FEET TO AN IRON PIN FOUND;
N29°06'53"E, A DISTANCE OF 359.81 FEET TO AN IRON PIN SET ON THE WEST RIGHT OF WAY LINE OF PENNINGTON BEND ROAD;

THENCE, THE FOLLOWING CALLS WITH THE WEST RIGHT OF WAY OF PENNINGTON BEND ROAD:

WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 140.18 FEET, HAVING A RADIUS OF 734.52 FEET, A DELTA ANGLE OF 10°56'05" AND A CHORD OF S35°24'17"E, 139.97 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY;
S29°56'15"E, A DISTANCE OF 169.10 FEET TO AN IRON PIN SET;
WITH A CURVE TO THE LEFT AN ARC LENGTH OF 530.38 FEET, HAVING A RADIUS OF 728.29 FEET, A DELTA ANGLE OF 41°43'33" AND A CHORD OF S50°48'01"E, 518.74 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY;
S71°39'48"E, A DISTANCE OF 109.76 FEET TO THE POINT OF BEGINNING;

CONTAINING 540,627 SQUARE FEET OR 12.411 ACRES, MORE OR LESS.

This is unimproved property known as 2600 Pennington Bend Road, Nashville, TN 37214.

Being the same property conveyed to ST. MINA COPTIC ORTHODOX CHURCH OF TENNESSEE, A TENNESSEE NON-PROFIT CORPORATION from ST. MARK COPTIC ORTHODOX CHURCH by Quitclaim Deed of record as Instrument No. 20220215-0017698, dated January 21, 2021, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes; 2) Matters shown on the Plan of record in Plat Book 421, page 140, said Register's Office; 3) Easement to Metropolitan Government of Nashville and Davidson County of record in Book 3959, page 591, said Register's Office; 4) Easement to Metropolitan Government of Nashville and Davidson County of record in Book 3959, page 587, said Register's Office; 5) all matters affecting the Property which are of record in Davidson County, Tennessee; and 6) matters that would be shown on a survey of the Property.

IN WITNESS WHEREOF, this Quitclaim Deed has been executed on this the __th day of June, 2023.

St. Mina Coptic Orthodox Church of Tennessee,
a Tennessee non-profit corporation

By: _____

Name: Fr. BOUTROS BOUTROS

Title: Priest

STATE OF Tennessee)

COUNTY of Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Fr. Boutros Boutros, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Priest of St. Mina Coptic Orthodox Church of Tennessee, a Tennessee non-profit corporation, and itself also the sole bargainor, and who further acknowledge that he executed the foregoing instrument for the purposes therein contained on behalf of the bargainor, by signing in his capacities as Priest of St. Mina Coptic Orthodox Church of Tennessee.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 23rd day of June, 2023.

_____
Notary Public

My Commission Expires:

_____

ERICA GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Tennessee Certification of Electronic Document

I, Samuel J. Barton, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/23/2023 (date of document).

Affiant Signature

6/23/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

ERICA GREENE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024